



# The Manors at Deer Creek HOA Meeting

May 1, 2019



# Agenda

- Trustee Activity
- Financial Summary
- Web Site and Users Group Info
- Trustee Election
  - Nominations and Voting
- Information from your Council Members
- Concerns / Questions



# Trustee Activity

*Last 12 Months*

- 0 Indenture Violation Letters Issued
- 9 Architectural Approvals Issued
- Web Site domain renewed
- Entrance Berm Maintenance
  - Lighting repair
  - Sprinkler repair
  - Mulch and Tree Trimming
- Investigated Lake Dredging



# Trustee Activity

*Last 12 Months*

- Cleaned Detention Basin (Storm Water Requirement)
- Filed 2018 Tax Returns
- Authorized Liens on delinquent HOA Assessments
  - (3 delinquencies totaling \$1,264)
- Renewed Biannual Not-for Profit Corporate Registration with the MO Secretary of State.



# Trustee Activity

*Last 12 Months*

- Renewed Common Ground Liability and Trustee D & O Insurance Policies.
- Over Seeded and Aerated Common Ground at end of Shady Timber.
- Education letter issued to address sump pump discharge, common ground maintenance and grass dumping



# Trustee Meeting

- Annual Assessment to remain at \$200 for 2019.
  - Bills sent out in July to be due in August
- Reviewed Delinquencies...Liens Issued
- Documentation of Street Repairs Needed
  - To be sent to the City of O'Fallon
- ROW Tree Trimming



# Trustee Meeting

- Committee to investigate use of Common Grounds at the end of Shady Timber
  - Suggested Committee to Study and Advise
- Obtain quotes for running electrical service to NE Entrance Berm (Holiday Lighting)
- Regular mowing of the path between the lakes. To be done every 6 weeks.
- Planning Common Ground Erosion Work



# Information

- Street Creep Information
  - Contact Rob Kraatz Street Maintenance Supervisor
  - 314-280-2248







# O'Fallon Events

- Environmental Services offers free Shred-It Day on May 11 for O'Fallon residents.
- The event will take place from 8 a.m. until noon at the Environmental Services building at 1550 Progress West Lane.



# Financial Summary

	Apr. 2019	YTD
<b>Receipts</b>	\$806	\$3,502
<b>Disbursements</b>	-\$3,521	-\$4,864
<b>Ending Balance</b>		\$61,014

\* As of 5.1.19 there are 3 HOA Assessments delinquent totaling \$ 1,264.



# Receipts

Account	Apr. 2019	YTD
• 0005 Interest	\$6.00	\$46.50
• 0012 Trustee Assessment	\$800.00	\$3,400.00
• 0027 Recording & Releasing	\$0.00	\$55.00
• Total Receipts	\$806.00	\$3,501.50



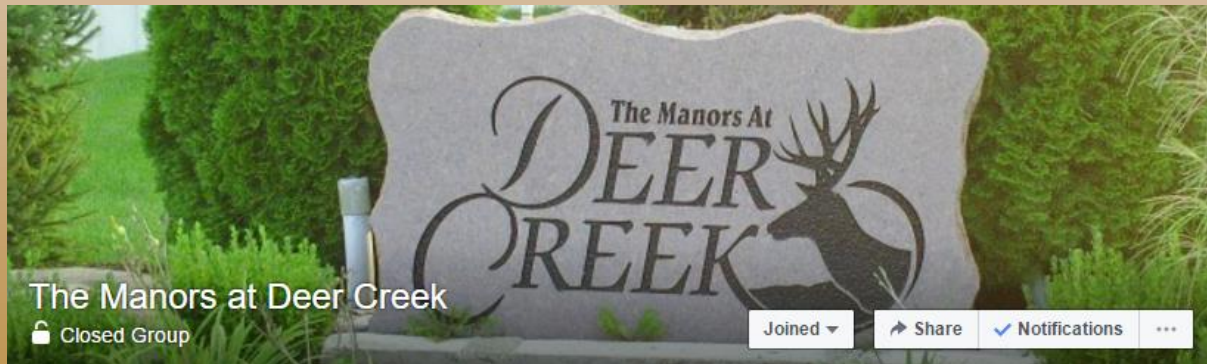
# Disbursements

Account	Apr. 2019	YTD
• 1110 CPA Services	\$0.00	-\$245.00
• 1210 Director and Officer Insurance	\$0.00	-\$788.00
• 2100 Landscape Maintenance	-\$2,975.00	-\$2,975.00
• 2150 Irrigation Maintenance/Repair	-\$373.75	-\$373.75
• 3710 Website Expenses	-\$84.00	-\$84.00
• 5300 City of O'Fallon	\$0.00	-\$25.62
• 5500 Electric Expense	-\$23.62	-\$73.27
• 5725 Recording Fees	\$0.00	-\$24.00
• 5900 Collection Fee	-\$64.48	-\$275.72



# Media

- [www.themanorsatdeercreek.com](http://www.themanorsatdeercreek.com)
  - Pages include
    - O'Fallon Election results
- <https://www.facebook.com/groups/464394183720710/>





# Concerns / Questions

